



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 17/1082

APPEAL by Thomas and Miriam McCann care of John M. Gallagher of 1 Oldfield, Kingston, Galway and by others against the decision made on the 27th day of October, 2017 by Galway County Council to grant subject to conditions a permission to DWK Limited care of O'Neill O'Malley of Second Floor, Technology House, Galway Technology Park, Parkmore, Galway.

Proposed Development Demolition of one number existing single-storey house and construction of 31 number two-storey houses consisting of 18 number four bedroom semi-detached houses, four number three-bedroom semi-detached houses and nine number four-bedroom detached houses together with associated landscaping, site works and services. Vehicular access to the proposed development will be via Lakeview Road all at Lakeview, Claregalway, County Galway.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The site is located in an area zoned R – Residential Phase 2 in Variation No. 2(b) in the Galway County Development Plan 2015-2021 Gaeltacht Plan. It is an objective of the Development Plan UHO 10 – Sequential Development to endeavour to promote the orderly and phased development of residential lands in accordance with the principles of the sequential approach and as set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) May 2009. This shall include a positive presumption in favour of the sequential development of suitable serviced (Phase 1) lands in zoned towns and villages. This objective is considered reasonable. It is considered that the proposed development would be contrary to the said objective, and to the Core Strategy, would set an undesirable precedent for similar development in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.